

18 The Links , Wrexham, LL13 9PZ

An immaculately presented 4 double bedroom detached family home with en-suite to the principal bedroom, garage and a sunny aspect private rear garden conveniently located on the outskirts of Wrexham City Centre with access to schools, shops and road links to Wrexham, Chester and Shropshire. The accommodation has been well maintained by the current owners and briefly comprises a welcoming hall with staircase to 1st floor landing, cloaks/w.c., lounge with living flame fireplace, impressive kitchen breakfast room with granite work surface areas, integrated appliances and central island. Double doors open to the adjoining dining room with patio doors leading to the rear garden. The 1st floor landing with useful store cupboard gives access to the 4 double bedrooms (1 en-suite shower room) and a family bathroom. Gas fired central heating via a combination boiler and Upvc double glazing. To the outside is a brick paved drive with additional parking alongside if required, garage and a gated side path to the rear garden which provides an excellent outdoor entertaining space for both children and adults with its full width patio, lawned area and well stocked flower beds. NO CHAIN. Energy Rating - D (63)

Offers In Excess Of £350,000

18 The Links

, Wrexham, LL13 9PZ



- An immaculately presented detached family home
- Lounge, dining room
- Family bathroom
- Gardens to front and rear
- Conveniently located on the outskirts of Wrexham City Centre
- Impressive kitchen/breakfast room
- Private driveway, garage
- Welcoming hallway, cloaks/w.c
- Four bedrooms (1 en-suite)
- Additional parking

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

WELCOMING HALLWAY

CLOAKS/W.C

LOUNGE

14'5 x 12'9 (4.39m x 3.89m)

KITCHEN/BREAKFAST ROOM

16'8 x 11'5 (5.08m x 3.48m)

DINING ROOM

11'2 x 7'8 (3.40m x 2.34m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

16'3 x 9'4 (4.95m x 2.84m)

EN-SUITE

BEDROOM TWO

13'8 x 8'3 (4.17m x 2.51m)

BEDROOM THREE

11'4 x 8'9 (3.45m x 2.67m)

BEDROOM FOUR

8'7 x 8'4 (2.62m x 2.54m)

FAMILY BATHROOM

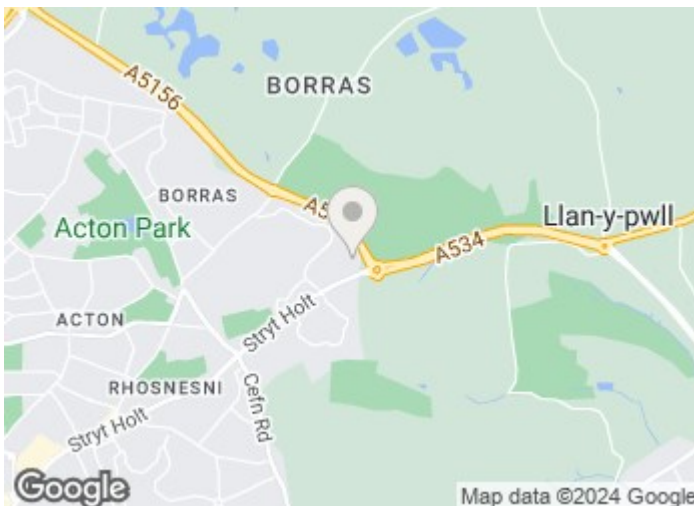
OUTSIDE

GARAGE

17'4 x 8'5 (5.28m x 2.57m)

GARDENS

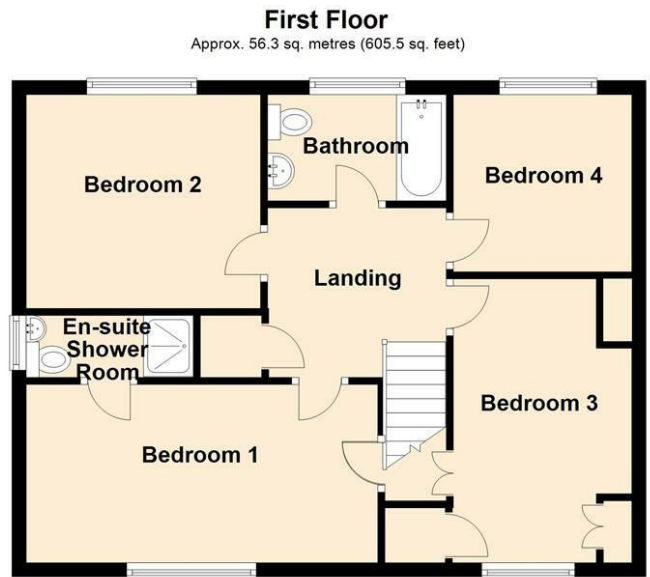
COUNCIL TAX BAND - E



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	